

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 4, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2

Commissioners

Richard Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **October 7, 2004** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-4921 - TENTATIVE MAP - SPRING MOUNTAIN TWILIGHT - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LLC** - Request for a Tentative Map FOR A 100-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
2. **TMP-5118 - TENTATIVE MAP - DEER SPRINGS TWILIGHT - APPLICANT/OWNER: DR HORTON, INC.** - Request for a Tentative Map FOR A 94-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN 125-20-301-006, 007 and 015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).
3. **TMP-5271 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK - APPLICANT: INTEGRITY ENGINEERING - OWNER: PMD ASSOCIATES** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 7.21 acres adjacent to the southeast corner of Simmons Street and Holly Avenue (APN 139-20-801-006), M (Industrial) Zone, Ward 5 (Weekly).
4. **TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL** - Request for a Tentative Map FOR A 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road (APN 126-13-101-001 through 004; 126-13-101-009 through 011 and a portion of 126-13-201-019), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Mack).

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5. **TMP-5303 - TENTATIVE MAP - VALLEY HOSPITAL (A COMMERCIAL SUBDIVISION) - APPLICANT: CARTER & BURGESS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 19.84 acres adjacent to the southwest corner of Shadow Lane and Pinto Lane (APN 139-33-303-019, 020, 023, 024, 025 and 139-33-401-001, 002, 004 thru 007), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
6. **TMP-5308 - TENTATIVE MAP - DESERT VIEW LOFTS - APPLICANT: BLUE HERON PROPERTIES - OWNER: W.M. LAND DEVELOPMENT** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 1 (Moncrief).
7. **TMP-5316 - TENTATIVE MAP - VERDE ACRES - APPLICANT/OWNER: LEONIDAS P. FLANGAS AND WANDA M. FLANGAS** - Request for a Tentative Map FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.88 acres adjacent to the southeast corner of La Madre Way and Jones Boulevard (APN 125-36-401-017), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single-Family Residential-Restricted) Zone, Ward 6 (Mack).
8. **TMP-5318 - TENTATIVE MAP - CENTENNIAL-JONES - APPLICANT: TANEY ENGINEERING - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP, ET AL** - Request for a Tentative Map FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard (APN 125-24-401-001, 002, 010 and 011; 125-24-302-014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
9. **TMP-5320 - TENTATIVE MAP - SPINNAKER VILLAGE III - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA LLC** - Request for a Tentative Map FOR A 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.70 acres on the west side of Shady Timber Street 900 feet north of Cheyenne Avenue (APN a portion of 137-12-401-022 and a portion of 137-12-801-001), PD (Planned Development) Zone [Medium-Low Attached Residential Lone Mountain Special Land Use Designation], Ward 6 (Mack).

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10. **TMP-5321 - TENTATIVE MAP - CIMARRON/US 95 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER LLC** - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 12.11 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use-Town Center) Town Center Land Use Designation], Ward 6 (Mack).
11. **TMP-5375 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.48 acres at 821 South Casino Center Boulevard (APN: 139-34-410-062,063,064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial, Ward 1 (Moncrief).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

12. **SUP-5276 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 21-FOOT X 32-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1720 South Main Street (APN 162-03-301-003), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
13. **SUP-5291 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HENRIK NAZERIAN** - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) at 5001 West Charleston Boulevard (APN 163-01-502-011) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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14. **MSP-5311 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: NORTHBROOKE, LLC** - Request for a Master Sign Plan FOR AN APPROVED OFFICE AND RETAIL DEVELOPMENT on 7.86 acres at 4301 North Rancho Drive (APN 138-02-712-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
15. **SDR-5283 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: JIM MARSH, INC.** - Request for a Site Development Review and Waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line FOR A PROPOSED 8,346 SQUARE-FOOT AUTO BODY SHOP AND A PROPOSED 1,976 SQUARE-FOOT OFFICE WITH A 5,205 SQUARE-FOOT CANOPY AS ADDITIONS TO AN EXISTING AUTO DEALERSHIP on 4.28 acres at 8555 West Centennial Parkway (APN 125-29-510-003), T-C (Town Center) Zone [GC-TC (General Use Commercial) Town Center Land Use Designation], Ward 6 (Mack).
16. **SDR-5309 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 224-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
17. **SDR-5310 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC** - Request for a Site Development Plan Review and a Waiver of Title 19.12.050.E to eliminate a required minimum five-foot landscape buffer between the street curb and sidewalk FOR A PROPOSED 41,863 SQUARE-FOOT COMMERCIAL CENTER WITH A DRIVE-THROUGH RESTAURANT on 4.85 acres adjacent to the south side of Lake Mead Boulevard, approximately 300 feet east of Tonopah Drive (APN 139-21-314-001), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
18. **SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP** - Request for Site Development Plan Review FOR A 256-UNIT RESIDENTIAL CONDOMINIUM CONVERSION on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

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19. VAC-5265 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. -
Petition to Vacate a portion of Moccasin Road east of Durango Drive, Ward 6 (Mack).
20. SDR-5297 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING -
APPLICANT/OWNER: CONQUISTADOR PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,250 SQUARE FOOT SINGLE-STORY OFFICE BUILDING on 1.23 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN a portion of 138-07-411-011), PD (Planned Development) Zone [Neighborhood Commercial Lone Mountain Special Land Use Designation], Ward 4 (Brown).

PUBLIC HEARING ITEMS:

21. ABEYANCE - GPA-5034 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly).
22. ABEYANCE - ZON-4941 - REZONING RELATED TO GPA-5034 - PUBLIC HEARING -
APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT – 50 UNITS PER ACRE) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly).
23. ABEYANCE - VAR-5035 - VARIANCE RELATED TO GPA-5034, AND ZON-4941 - PUBLIC
HEARING - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA
MLK, LLC - Request for a Variance TO ALLOW A 20 FOOT SETBACK WHERE 1,212 FEET IS REQUIRED on 16.78 acres north of Alta Drive and west Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development – 50 Units Per Acre)], Ward 5 (Weekly).

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24. **ABEYANCE - SDR-5155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5034, ZON-4941, AND VAR-5035 - PUBLIC HEARING - APPLICANT: AMBLINE MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC** - Request for a Site Development Plan FOR A PROPOSED 21 STORY, 840 UNIT CONDOMINIUM DEVELOPMENT IN THREE BUILDINGS on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development – 50 Units Per Acre)], Ward 5 (Weekly).
25. **ABEYANCE - MSP-4622 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
26. **ABEYANCE - SUP-5112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC** - Request for a Special Use Permit FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
27. **ABEYANCE - SDR-5116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5112 - PUBLIC HEARING - APPLICANT: 1ST RAINBOW, LLC - OWNER: RAINBOW STUDIOS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY, 134-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF EIGHT RESIDENTIAL UNITS AND 350 SQUARE FEET OF RETAIL SPACE at 116 South 1st Sreet (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
28. **ABEYANCE - GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

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29. **VAR-5113 - VARIANCE RELATED TO GPA-5102 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.40 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre) Zone], Ward 3 (Reese).
30. **ZON-5106 - REZONING RELATED TO GPA-5102 AND VAR-5113 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
31. **VAR-5110 - VARIANCE RELATED TO GPA-5102, VAR-5113 AND ZON-5106 - PUBLIC HEARING - A PPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.61 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 37-lot single family residential development on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 3 (Reese).
32. **WVR-5294 - WAIVER RELATED TO GPA-5102, VAR-5113, ZON-5106 AND VAR-5110 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Waiver of TITLE 18.12.100 TO ALLOW 32-FOOT WIDE PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM REQUIRED WITH ROLL CURBS, AND OF TITLE 18.12.130, TO ALLOW A DRIVE IN EXCESS OF 150 FEET WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 3 (Reese).

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33. **SDR-5108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5102, VAR-5113, ZON-5106, VAR-5110 AND WVR-5294 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Site Development Plan Review FOR A 37-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).
34. **MOD-5254 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PR-OS (PARK/SCHOOL/RECREATION/OPEN SPACE) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
35. **ZON-5256 – REZONING RELATED TO MOD-5254 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) AND [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATIONS] TO: PD (PLANNED DEVELOPMENT) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), Ward 4 (Brown).
36. **SDR-5257 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5254 AND ZON-5256 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED BASEBALL AND SOFTBALL PARK on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-201-006, 138-07-102-001, 138-07-201-010, 138-07-103-002, 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] [PROPOSED: PD (Planned Development)], U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), C-V (Civic) Zone under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 4 (Brown).

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37. **MOD-5497 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS VEGAS, LLC** - Request for a Major Modification to the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan TO CHANGE THE LAND USE DESIGNATION FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 24.91 acres adjacent to the northwest corner of Deer Springs Way and U.S. Highway 95 (APN 125-21-201-001), Ward 6 (Mack).
38. **VAR-5099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.40 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).
39. **ZON-5092 - REZONING RELATED TO VAR-5099 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), Ward 3 (Reese).
40. **VAR-5300 - VARIANCE RELATED TO VAR-5099 AND ZON-5092 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.68 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).
41. **WVR-5299 - WAIVER RELATED TO VAR-5099, ZON-5092 AND VAR-5300 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC OR EMERGENCY ACCESS GATE WHERE ONE IS REQUIRED FOR STREETS TERMINATING OTHER THAN AT AN INTERSECTION WITH ANOTHER PUBLIC STREET in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

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42. **SDR-5098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300 AND WVR-5299 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).
43. **SUP-5096 - SPECIAL USE PERMIT RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299 AND SDR-5098 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone , Ward 3 (Reese).
44. **SDR-5093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299, SDR-5098 AND SUP-5096 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A SUPPERCLUB on 1.58 acres south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
45. **ZON-5222 - REZONING - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), Ward 5 (Weekly).
46. **SUP-5225 - SPECIAL USE PERMIT RELATED TO ZON-5222 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for Special Use Permit FOR A PROPOSED AUTO SMOG CHECK AND CARWASH, SELF SERVICE located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
47. **SDR-5223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5222 AND SUP-5225 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST** - Request for Site Development Plan Review and a Waiver of perimeter buffering and landscaping standards FOR A PROPOSED SMOG CHECK AND CAR WASH, SELF SERVICE on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004),

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48. **ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [RE (RURAL ESTATES) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), Ward 6 (Mack).
49. **VAR-5306 - VARIANCE RELATED TO ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.54 ACRES OF OPEN SPACE IS REQUIRED in conjunction with a proposed 33-lot single-family residential development on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
50. **SDR-5304 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5203 AND VAR-5306 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Request for a Site Development Plan FOR A PROPOSED 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [RE (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).
51. **ZON-5313 - REZONING - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) [L-TC (LOW DENSITY RESIDENTIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) on 2.50 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-002), Ward 6 (Mack).

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52. **SDR-5317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5313 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO AND PARDEE HOMES OF NEVADA** - Request for a Site Development Plan FOR A PROPOSED 108-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.18 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-001 thru 011), U (Undeveloped) Zone [TC (Town Center) L-TC (Low Density Residential Town Center General Plan Designation)] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
53. **VAR-5288 - VARIANCE - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial), Ward 3 (Reese).
54. **SUP-5287 - SPECIAL USE PERMIT RELATED TO VAR-5288 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Special Use Permit FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).
55. **WVR-5289 - WAIVER RELATED TO VAR-5288 AND SUP-5287 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Waiver of Title 18.12.100 TO ALLOW 32-FOOT PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).
56. **SDR-5286 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5288, SUP-5287 AND WVR-5289 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.** - Request for a Site Development Review and a Waiver of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

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57. **VAR-5211 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD MORENO - OWNER: JOHN DAVIS GAUGHAN AND BARBARA ANGELA GAUGHAN** - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES IN A FRONT YARD, WHERE ONLY ONE IS PERMITTED AND TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED on 1.06 acres at 1940 South Tomsik Street (APN 163-04-304-007), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
58. **VAR-5216 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OSTEOPATHIC MEDICAL ASSOCIATES OF NEVADA** - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE SET BACK SIX INCHES FROM THE FRONT PROPERTY LINE WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.69 acres adjacent to the northwest corner of Sahara Avenue and Mohawk Street (APN 163-01-810-004), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).
59. **VAR-5227 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COKE AND MAGGIE L.L.C.** - Request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).
60. **VAR-5281 - VARIANCE - PUBLIC HEARING - APPLICANT: WELLES PUGSLEY ARCHITECTS, LLP - OWNER: DAVID A. CARTER AND CAROL FREW** - Request for a Variance TO ALLOW A TWO-FOOT NINE INCH SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DWELLING on 0.26 acres at 2812 Mason Avenue (APN 162-05-514-007), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).
61. **VAR-5298 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW MOLASKY** - Request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SOLID BLOCK WALL AND A SIX-FOOT BLOCK AND WROUGHT IRON WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50 PERCENT OPEN) IS THE MAXIMUM ALLOWED AND TO ALLOW AN EXISTING SIX-FOOT CHAIN LINK FENCE IN THE FRONT YARD WHERE FOUR FEET IS ALLOWED on 0.91 acres at 809 Shetland Road (APN 139-32-802-013), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

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62. **SUP-5230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC** - Request for Special Use Permit for BEER & WINE SALES, OFF-PREMISE located at 6955 N. DURANGO SUITE #1113 and #1114 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack).
63. **SUP-5231 - SPECIAL USE PERMIT RELATED TO SUP-5230 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC** - Request for a Special Use Permit FOR PACKAGE LIQUOR SALES located at 6955 N. DURANGO SUITE #1115 and #1116 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack).
64. **SUP-5296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack).
65. **SDR-5295 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5296 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC** - Request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack).
66. **SUP-5305 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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67. **SDR-5307 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5305 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER** - Request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements FOR A PROPOSED 85,555 SQUARE-FOOT MINI-WAREHOUSE FACILITY on 2.69 acres adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
68. **SUP-5301 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN SCHWARY - OWNER: ROBERT T. PASWELL AND ROSALIE PASWELL** - Request for a Special Use Permit FOR AN EXISTING TRANSITIONAL LIVING GROUP HOME acres at 1707 and 1711 Santa Paula Drive (APN 162-03-313-002 and 003) R-4 (High Density Residential) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

69. **DIR-5467 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action on the Planning Commission Meeting Schedule for 2005.
70. **TXT-4602 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.130, "Live/Work Overlay District," in order to expand the boundaries of the Live/Work Overlay to include the East Fremont District of the Downtown Centennial Plan Area.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

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